058.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	607,500 / 607,500
					USE VALUE:	607,500 / 607,500
					ASSESSED:	607,500 / 607,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HYNES LISA MARIE &
Owner 2:	CARLSON ERIC MATTHEW
Owner 3:	
Street 1:	14 SUNSET ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NILES CHRISTOPHER MICHEAL & -
Owner 2:	NILES MEGAN MARIE -
Street 1:	14 SUNSET ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,744 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1285 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4744.000	213,100	800	393,600	607,500
Total Card	0.109	213,100	800	393,600	607,500
Total Parcel	0.109	213,100	800	393,600	607,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 472.84 | /Parcel: 472.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38104

GIS Ref

GIS Ref

Insp Date 09/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 058.0-0001-0005.0

!4935!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	213,200	800	4,744.	393,600	607,600	607,600	Year End Roll	12/18/2019
2019	101	FV	182,300	800	4,744.	388,000	571,100	571,100	Year End Roll	1/3/2019
2018	101	FV	182,300	800	4,744.	298,000	481,100	481,100	Year End Roll	12/20/2017
2017	101	FV	182,300	800	4,744.	281,200	464,300	464,300	Year End Roll	1/3/2017
2016	101	FV	182,300	800	4,744.	258,700	441,800	441,800	Year End	1/4/2016
2015	101	FV	171,800	900	4,744.	241,800	414,500	414,500	Year End Roll	12/11/2014
2014	101	FV	171,800	900	4,744.	222,700	395,400	395,400	Year End Roll	12/16/2013
2013	101	FV	171,800	900	4,744.	222,700	395,400	395,400		12/13/2012

PRINT

Date	Time
12/10/20	19:53:48

LAST REV

Date	Time
10/02/18	15:49:00
mmcmakin	
4935	

USER DEFINED

Prior Id # 1:	38104
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NILES CHRISTOPH	67277-219		5/19/2016		465,000	No	No		
DONEGAN KEVIN,	54752-20		5/28/2010		372,500	No	No		
OTTENSTEIN NANC	29250-389		10/21/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
4/5/2017	SQ Returned	MM	Mary M
11/24/2008	Meas/Inspect	336	PATRIOT
11/10/2000	Hearing Chag	201	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	277	PATRIOT
7/26/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4744		Sq. Ft.	Site		0	70.	1.19	6									393,624						393,600	

Total AC/HA: 0.10891 | Total SF/SM: 4744 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 393,624 | Spl Credit | Total: 393,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97660595
Adj $ / SQ:	171.394
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	308845
Depreciation:	95742
Depreciated Total:	213103

COMMENTS

OF=TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 2		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

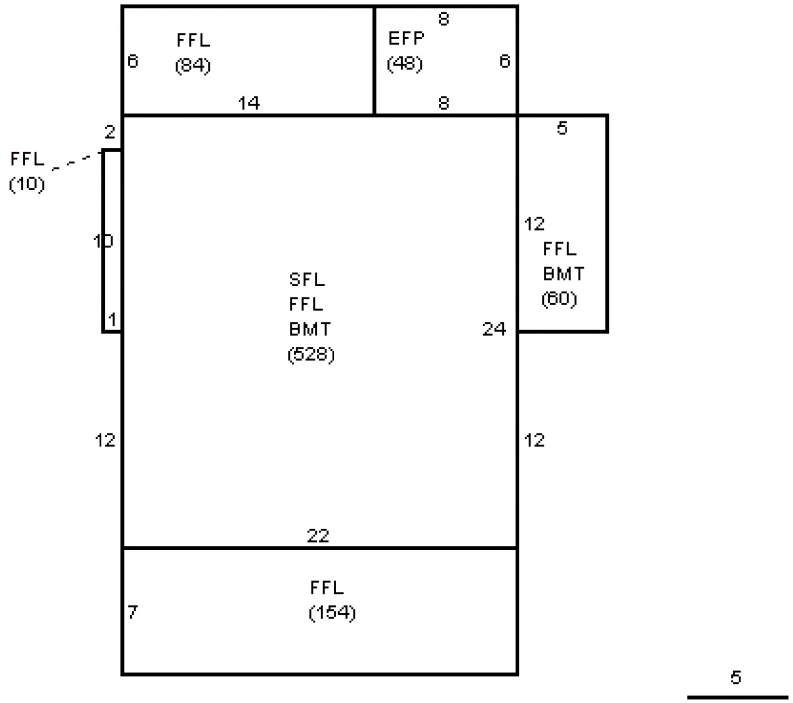
No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	171.39
Special Features:	0	Val/Su Net:	110.93
Final Total:	213100	Val/Su SzAd	165.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	836	171.390	143,286
BMT	Basement	588	51.420	30,234
SFL	Second Floor	449	171.390	76,922
EFP	Enclos Porch	48	70.900	3,403

Net Sketched Area:	1,921		Total:	253,845	
Size Ad	1284.8000	Gross Are	2000	FinArea	1285

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	85				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	240	A	AV	2004	3.81	T	12	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800

IMAGE

AssessPro Patriot Properties, Inc